

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown on the annexed map that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots A to D inclusive.

R. Stephen White, Freda M. White

TITLE INSURANCE AND TRUST COMPANY, a California Corporation as TRUSTEE

Robert C. Wright, Assistant Secretary

WESTERN TITLE INSURANCE COMPANY, a California Corporation as TRUSTEE

Jean D. Pierson, VICE PRESIDENT; Cristine Reyes, ASSISTANT SECRETARY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE } On Sept 7 1976 before me, the undersigned, a Notary Public in and for said County and State, personally appeared R. Stephen White and Freda M. White known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal My commission expires 9-10-76

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE } On 9-7 1976 before me the undersigned a Notary Public in and for said County and State personally appeared Robert C. Wright known to me to be the Assistant Secretary of Title Insurance and Trust Company, the corporation that executed the within instrument, as Trustee, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors. WITNESS my hand and official seal My commission expires 9-21-77

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE } On Sept 7 1976 before me the undersigned, a Notary Public in and for said County and State personally appeared Jean D. Pierson known to me to be the Vice President and Cristine Reyes known to me to be the Assistant Secretary of Western Title Insurance Company, the corporation that executed the within instrument, as Trustee, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors. WITNESS my hand and official seal My commission expires 5-12-78

SOIL REPORT

A preliminary soils report was prepared on the 31st day of January, 1976, as required by the Health and Safety Code of California, Section 17953: by Pacific Foundation Engineers, Inc.

IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 6829

OF PORTIONS OF LOT 8, BLOCK F, ARLINGTON HEIGHTS, M.B. 3/17 & 18 AND LOT 7, BLOCK F, ARLINGTON HEIGHTS, M.B. 2/12 BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA - IN SECTION 2, T.3S., R.5W., S. B. B.&M.

AUGUST 1976

BOERNER & ASSOCIATES

26997 E. HIGHLAND AVE., HIGHLAND, CALIFORNIA (949) 262-2313

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision shown hereon is substantially the same as it appeared on the tentative map of TRACT 6829, which was approved by the Riverside City Planning Commission at its meeting held July 3, 1975, and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act) Statutes of California, 1943, and all of Title 18 of the Riverside Municipal Code, and all amendments thereto have been complied with; and I am satisfied that this map is technically correct; that the easements for sewers and drainage facilities shown on said map are correct in form and contents and are approved; that the plans and specifications for drains, sewers and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved by me; and that all improvements have been completed in accord with approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated Sept 10, 1976 JAMES F. MARTINEK R.C.E. 8134 Director of Public Works By James F. Martinek

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated 9-10-76 EVERETT C. ROSS Director of Public Utilities By Everett C. Ross

CITY TREASURER

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds and/or liens which have not been paid in full.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated 9-8-76 H.E. BREWER City Treasurer By H.E. Brewer

SIGNATURE OMISSIONS

Under the provisions of Section 66436 of the Subdivision Map Act, the following signatures have been omitted as they cannot ripen into fee title.

- 1. An easement for Water Pipe Lines and Incidental Purposes as reserved by Gage Canal Co. Successor in Interest to Riverside Trust Company in Deed Recorded August 3, 1909 in Book 201 at page 350 of Deeds of Riverside County.
2. An easement for Public Utilities and Storm Drain Facilities, as Granted to City of Riverside, By Deed Recorded June 9, 1967 as Instrument No. 49975.

CITY CLERK'S CERTIFICATE

RESOLVED: That this map consisting of Two (2) sheets be, and the same is hereby accepted as the final map of TRACT NO. 6829 and the streets and easements are hereby accepted as public streets and easements, except Lots C & D which are accepted as "Barrier Strips" to deny access from adjoining private property to Lots A & B and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the forgoing resolution was accepted by the Mayor and Council of the City of Riverside this 14th day of Sept., 1976. ALICE A. HARE City Clerk of the City of Riverside, California By Alice A. Hare

TAX COLLECTOR

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or Local taxes and special assessments collected as taxes except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$1235.00

Dated SEPTEMBER 10, 1976 DONNA BOUER BABCOCK County Tax Collector By Harold M. Laram Deputy

TAX BOND

I hereby certify that a bond in the sum of \$1235.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal or Local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated September 14, 1976 DONALD D. SULLIVAN County Clerk and ex-officio Clerk of the Board of Supervisors By Nancy Lomax Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Two (2) sheets correctly represents a true and complete survey made under my supervision during August, 1976, that all monuments of the character and locations shown hereon are in place; and that said monuments are sufficient to enable the survey to be retraced.

Dated 9/13/76 Paul F. Boerner PAUL F. BOERNER L.S. 3491

SHEET 1 OF 2 SHEETS

FILED On Sept. 24, 1976 At 3:50 P.M.

W.D. BALOGH County Recorder By Harold C. Beale Deputy Fee \$7.00 No. 143610 Filed by City Clerk Sub. G' fee Western Title

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

SHEET 2 OF 2 SHEETS

TRACT NO. 6829

OF PORTIONS OF LOT 8, BLOCK F, ARLINGTON HEIGHTS,
M.B. 3/17 & 18 AND LOT 7, BLOCK F, ARLINGTON HEIGHTS,
M.B. 2/12 BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- IN SECTION 2, T.3S., R.5W., S.B. B.&M.

AUGUST 1976

SCALE: 1" = 50'

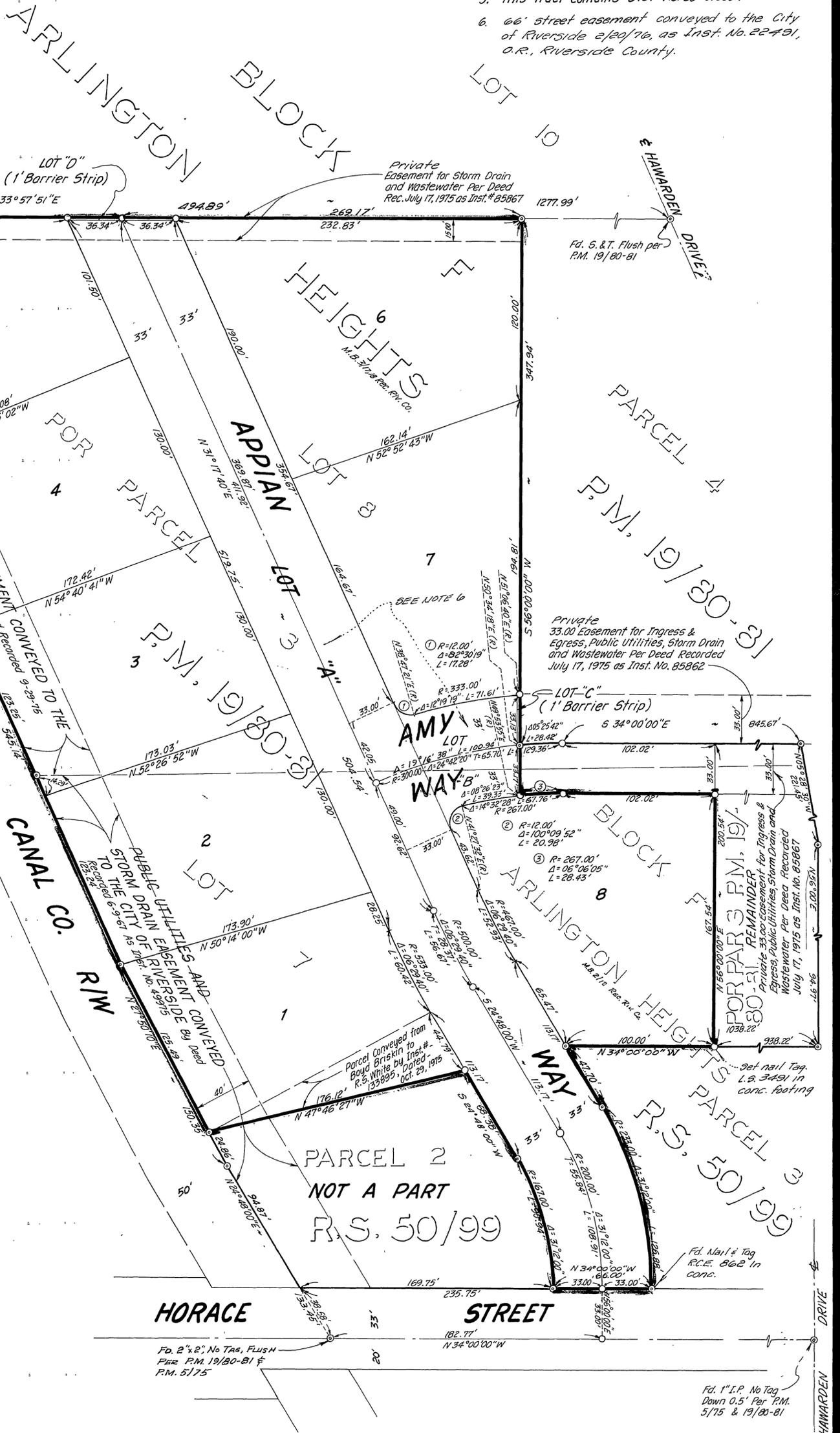
BOERNER & ASSOCIATES

26997 HIGHLAND AVE. HIGHLAND, CALIFORNIA 714-862-2313

SURVEYOR'S NOTES:

Bearings are based on the \pm of Horace Street being $N 34^{\circ}00'00''W$ as shown on Parcel Map 19/80-81 Records of Riverside County California.

- Indicates Found $3/4''$ I.P. Tagged R.C.E. 862 Flush per P.M. 19/80-81 unless otherwise noted.
- Indicates Set $1/4''$ I.P. Tagged L.S. 3491, flush
- Nail & Tag (L.S. 3491) Set in Top of Curb at prolongation of all side Lot Lines except as otherwise shown.
- Set $1/4''$ I.P. Tagged L.S. 3491 Flush at all Rear Lot Corners unless otherwise noted.
- This Tract contains 5.67 Acres Gross.
- 66' street easement conveyed to the City of Riverside 2/20/76, as Inst. No. 22491, O.R., Riverside County.



86
COMA

MB 86/81